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ventura county
general plan
land use element
for the
ojai valley area

JUNE 1987

the ojai
plan

AMENDMENT TO
LAND USE ELEMENT (OJAI VALLEY AREA PLAN)
AND OPEN SPACE ELEMENT OF
VENTURA COUNTY GENERAL PLAN
(EIR AND BACKGROUND INFORMATION
APPENDED SEPARATELY)

PREPARED BY:
VENTURA COUNTY ENVIRONMENTAL RESOURCE AGENCY
PLANNING DIVISION

State Clearinghouse Number SCH #79050103A

Adopted by the Board of Supervisors August 14, 1979
Revised by the Board of Supervisors October 12, 1982

Amended by the Board of Supervisors GPA 86-1 October 28, 1986
Amended by the Board of Supervisors GPA 87-2 June 16, 1987

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VENTURA COUNTY BOARD OF SUPERVISORS
Meeting of August 14, 1979

RESOLUTION No. 222

AMENDMENT NO. 79-2 TO THE LAND USE ELEMENT OF THE
VENTURA COUNTY GENERAL PLAN.

WHEREAS, a legal public hearing was held on this matter by the Board of Supervisors at Ventura, California on July 24, 1979, and,

WHEREAS, the Board has considered the oral and written testimony on this matter and the staff findings and recommendations, attached reports, and addendums and amendments thereto, and,

WHEREAS, a motion was duly made, seconded and carried by the Board of Supervisors, adopting the proposed findings and certifying the Environmental Impact Report, now

THEREFORE, BE IT RESOLVED, that the proposed amendment to the Ojai Valley Area Plan Land Use Map and Text to designate Assessor's parcel number 34-141-02 as M-1 (.5 to 1 acre minimum), be APPROVED with the stipulation that only three additional lots may be created, and,

FURTHER, that the proposed amendment to the Ojai Valley Area Plan Land Use Map to reflect the proposed lot line revision for Tentative Tract 3044, be APPROVED, and,

FURTHER, that proposed amendment to Issue 1, Goal 2, Policy 1 of the water goals and policies be APPROVED (as proposed in the Planning Commission Staff Report of July 12, 1979), and,

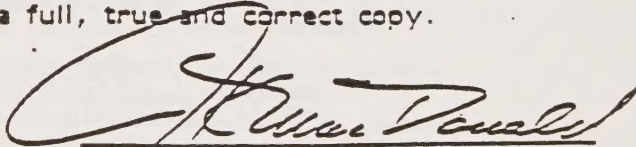
FURTHER, that the proposal to amend the Oil Development policies accepted by the Board of Supervisors on September 19, 1978 be DENIED, and,

FURTHER, that the proposed amendment to the Ojai Valley Area Plan Land Use Map and population projections to accommodate the 625 person population error, as well as the 650 person population bank allocation made by the Board of Supervisors to accommodate certain pending tracts and parcel maps, be APPROVED, and,

FURTHER, that the proposed modification to the Ojai Valley Area Plan Land Use Map and population projections, to accommodate the Rancho Matilija proposal for 393 single family homes be APPROVED, and,

FURTHER that the Amendment to the Ventura County Land Use Element (Ojai Valley Area Plan) be APPROVED.

This is to certify that the foregoing is a full, true and correct copy.


Chairman, Board of Supervisors

ATTEST:

Robert L. Hamm, County Clerk
County of Ventura, State of
California and ex-officio Clerk
of the Board of Supervisors thereof

By 
Deputy County Clerk



VENTURA COUNTY BOARD OF SUPERVISORS
Meeting of August 14, 1979

RESOLUTION No. 222

AMENDMENT NO. 79-2 TO THE OPEN SPACE ELEMENT OF
THE VENTURA COUNTY GENERAL PLAN

WHEREAS, a legal public hearing on this matter was held by the Board of Supervisors at Ventura, California on July 24, 1979, and,

WHEREAS, the Board has considered the oral and written testimony on this matter, and the staff findings and recommendations, attached reports, and addendums and amendments thereto, and,

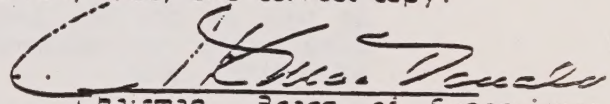
WHEREAS, a motion was duly made, seconded and carried by the Board of Supervisors adopting the proposed findings and certifying the Environmental Impact Report, now

THEREFORE, BE IT RESOLVED, that the proposed amendment to the Open Space Element to reflect a proposed lot line revision for Tentative Tract 3044 be Approved, and,

Further, that the modification to the proposed Open Space Element Amendment to accommodate the Rancho Matilija proposal for 393 single family homes, be Approved, and,

Further, that the Amendment to the Ventura County Open Space Element, as portrayed in the Ojai Area Open Space Plan of Exhibit "4", be Approved.

This is to certify that the foregoing is a full, true, and correct copy.


Chairman, Board of Supervisors

ATTEST:

Robert L. Hamm, County Clerk
County of Ventura, State of
California and ex-officio Clerk
of the Board of Supervisors
thereof.

By


Deputy County Clerk



RESOLUTION NO. 222

A RESOLUTION OF THE BOARD OF SUPERVISORS
ADOPTING GENERAL PLAN AMENDMENT NO. GPA 82-1 TO THE
VENTURA COUNTY GENERAL PLAN

WHEREAS, a legal public hearing on this matter was held by the Board of Supervisors at Ventura, California on October 12, 1982; and

WHEREAS, maximum opportunities have been provided for the public and other agencies to participate in all proceedings involved in the preparation and processing of General Plan Amendment No. GPA 82-1; and

WHEREAS, the Board has considered the concerns and recommendations expressed by the public and other agencies, as well as County staff and the Planning Commission; and

WHEREAS, the Board has found that General Plan Amendment No. GPA 82-1 could have a significant effect on the environment and that an EIR has been prepared and certified pursuant to Section 15088 of the State EIR Guidelines and endorses the mitigation measures contained in the EIR to reduce these effects to an insignificant level; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Ventura County hereby orders the following amendments to the Land Use Element and Open Space Elements of the Ventura County General Plan:

OJAI VALLEY AREA PLAN TEXT REVISION COMPONENT:

That paragraph 2 on page 3 of the Ojai Valley Area Plan shall be amended to read as follows:

"The City of Ojai General Plan and the Ojai Valley Area Plan are consistent. Moreover, both the City and County have adopted ordinances designed to implement the 204, AQMP and Countywide Planning Program population goals for the Ojai Valley."

That paragraph 1, sentences 4 and 6 of the Ojai Valley Area Plan be changed to read as follows:

"The new Area Plan is designed to ultimately accommodate 26,995-29,720 persons."

"The Air Quality Management Plan as subsequently adopted and as amended from time to time is herein referred to as the "AQMP".

That paragraph 2 on page 8 of the Ojai Valley Area Plan be changed to read as follows:

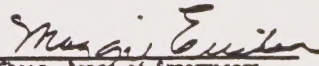
"The availability of housing was an issue in the development of the Area Plan, since the Area Plan proposes Building Permit regulations to ensure that population growth rates do not exceed the population forecasts specified in the AQMP. However, it was determined that the availability of low cost housing for senior citizens and large families in the valley is already beyond reach of these two groups. Accordingly, the solution to the low cost housing problem in the valley may be public housing and rental assistance programs, rather than deregulation of the housing market."

That paragraph 4 on page 18 of the Ojai Valley Area Plan be changed to read as follows:

"The second implementation procedure is the enactment of an ordinance regulating the issuance of residential building permits in such a way as to ensure that actual population growth rates do not exceed the rates forecasted in the AQMP."

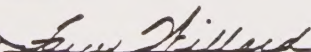
That Figure 4 on page 21 of the Ojai Valley Area Plan shall be deleted.

Upon motion of Supervisor Jones seconded by
Supervisor Dougherty, duly carried; the foregoing resolution is
approved on this 12th day of October, 1982.


Chair, Board of Supervisors

ATTENT:

ROBERT L. NATH, County Clerk
County of Ventura, State of
California and Ex-Officio Clerk
of the Board of Supervisors
thereof.

by 
Deputy Clerk



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Ojai Valley Ranchers Association
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Upper Ojai Ranchers Association
At-Large
City of Ojai
Ojai Valley Chamber of Commerce
City of Ojai
At-Large
East Ojai Valley Associates
Ojai Valley Board of Realtors
Western Oil and Gas Association
Citizens to Preserve the Ojai

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Meiners Oaks Sanitary District
City of Ojai
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Ojai Resource Conservation District
LAFCO
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Ventura County Air Pollution Control District
Ventura County Air Pollution Control District
U.S. Forest Service
Ojai Unified School District
Ventura Unified School District
Ventura County Sheriff Department
Ventura County Flood Control
Ventura County Traffic Division
Ventura County Traffic Division
Ventura County Property Administration
Ventura County Agricultural Services
Casitas Municipal Water District
Supervisor MacDonald's Office
Ventura Regional County Sanitation District
Ventura County Fire Protection District
Ventura County Assessor's Office

FOREWORD

The Ojai Valley Area Plan is composed of a text, land use maps, environmental impact report, and other supporting maps, charts, and addenda; none of these elements can stand alone as the Area Plan. The text involves a description of the Plan and its purpose, as well as the goals and policies for the development of new land uses and the maintenance of existing land uses in the Ojai Valley. Traditionally, the text also provides background information related to public services, environmental hazards, and other elements of the physical and social setting. These elements are examined in detail in the environmental impact report (which is also a part of this document) and, therefore, do not appear in the main body of the text. This approach was used in an effort to simplify the document, as well as to reduce costs.

The maps in the Map Supplement indicate the location, type, and extent of permitted land uses in the Valley. These maps follow property lines in order to clarify land use classification boundaries, as well as to simplify the development process. The generalized land use map, (Map 1, Map Supplement), is designed to provide the reader with an overview of the Area Plan, while the larger scale, detailed land use maps (Maps 3-5, Map Supplement) provide more specific information for individual properties. Map 2 delineates the proposed Open Space Element amendments.

The environmental impact report (EIR) provides an analysis of the natural and man-made environments, comparing the new Area Plan to the previous Area Plan, adopted in 1963, as well as comparing both to the existing environment. Much of the data contained in the EIR was available to the planning staff and the Ojai Valley Area Plan Citizen Advisory Committee prior to the development of the Plan; this data served as the basis for many of the decisions made by staff and by the Citizen Advisory Committee in the development of the Plan. After the development of the Plan, this data was incorporated into the EIR.

In the future, any proposed land use should be consistent with all parts of the Area Plan. The goals and policies listed in the text should be consulted to ensure that the proposed use is consistent. The detailed land use maps should be consulted for the appropriate land use. The Compatibility Matrix (Figure 2) should be referred to for appropriate base zones.

BOUNDARY DETERMINATION POLICY

In case of reasonable doubt as to the precise alignment of the land use designation boundaries on the Area Plan Map, the Planning Director is authorized to determine the precise boundaries of the Area Plan Map to ensure conformance wherever possible with definite natural or manmade boundaries including, but not limited to, roads, property lines, waterways, slopes, and ridgelines. Such determinations must recognize the existence of the goals and policies which are set forth in the written text and must comply with the intent and purposes of the Ojai Valley Area Plan. Determination shall be graphically portrayed on the adopted Area Plan Map as soon as practical.

In granting the Planning Director such powers, it is understood that any interested party may appeal his decisions to the Planning Commission and subsequently to the Board of Supervisors (Ventura County Ordinance Code, Division 8, Chapter 1, Article 43) and may also file for a General Plan amendment. It is further understood that the Planning Commission and Board shall be informed of any specific boundary determinations made by the Planning Director.

TABLE OF CONTENTS

	<u>Page</u>
FORWARD	2
I. TEXT	
A. History of Area Plan	2
B. Content and Purpose of Plan	2
C. Relationship to Other Plans	2
D. Work Program	3
E. Plan Description	7
F. Issues, Goals, and Policies	9
G. Plan Implementation	18
H. Footnotes	21
II. ENVIRONMENTAL IMPACT REPORT (Appended Separately)	
A. Introduction	23
B. Project Description	23
C. Summary of Impacts	24
D. Environmental Setting	35
E. Environmental Impacts and Mitigation Measures	36
1. Geology and Soils	36
2. Seismic Hazards	44
3. Drainage and Flooding	47
4. Water Resources	54
5. Flora and Fauna	61
6. Archaeology	65
7. Transportation	66
8. Air Quality	71
9. Noise	80
10. Sanitation	83
11. Law Enforcement	88
12. Fire Protection	90
13. Education	93
14. Parks and Recreation	97
15. Energy	102
F. Growth Inducing Impacts	102
G. Irreversible Environmental Impacts	103
H. The Relationship Between Short-Term and Long-Term Commitments	103
I. Alternatives	104
J. Footnotes	107

	<u>Page</u>
K. References	110
L. Persons Contacted	111
M. Appendices	111
1. Initial Study	112
2. Sewer Policy	121
3. Flora and Fauna	122
4. Sanitation	131
5. Mailing List	134
6. Comments Received	136

LIST OF FIGURES

<u>Figure*</u>	<u>Page</u>
1. Location Map	1
2. Zoning-Land Use Compatibility Matrix	19
3. Rezoning Priority Map	20
4. Land Use Plan Population	**
5. Existing Area Plan Map	25
6. Existing Area Plan Text	26
7. Slope Map	37
8. Landslide Map	38
9. Expansive Soils Map	39
10. Septic Tank Limitation Map	40
11. Soil Type Map	42
12. Fault Map	45
13. Groundshaking Map	48
14. Liquefaction Map	49
15. Flood Plain and Channel Improvement Map	50
16. Dam Inundation Map	52
17. Groundwater Basins Map	55
18. Water Purveyors Map	56
19. Vegetation Map	62
20. Transportation Map	67
21. Traffic Volumes for Highway 33	69
22. State and Federal Clean Air Standards	72
23. Daytime Prevailing Winds	74
24. Ventura County 1977 Emission Inventory	76
25. Air Pollutant Emissions Impacting the Ojai Valley - 1987	78
26. Noise Measurements - Ojai Valley	81
27. Noise Sources Map	82
28. Sanitation Districts Map	84

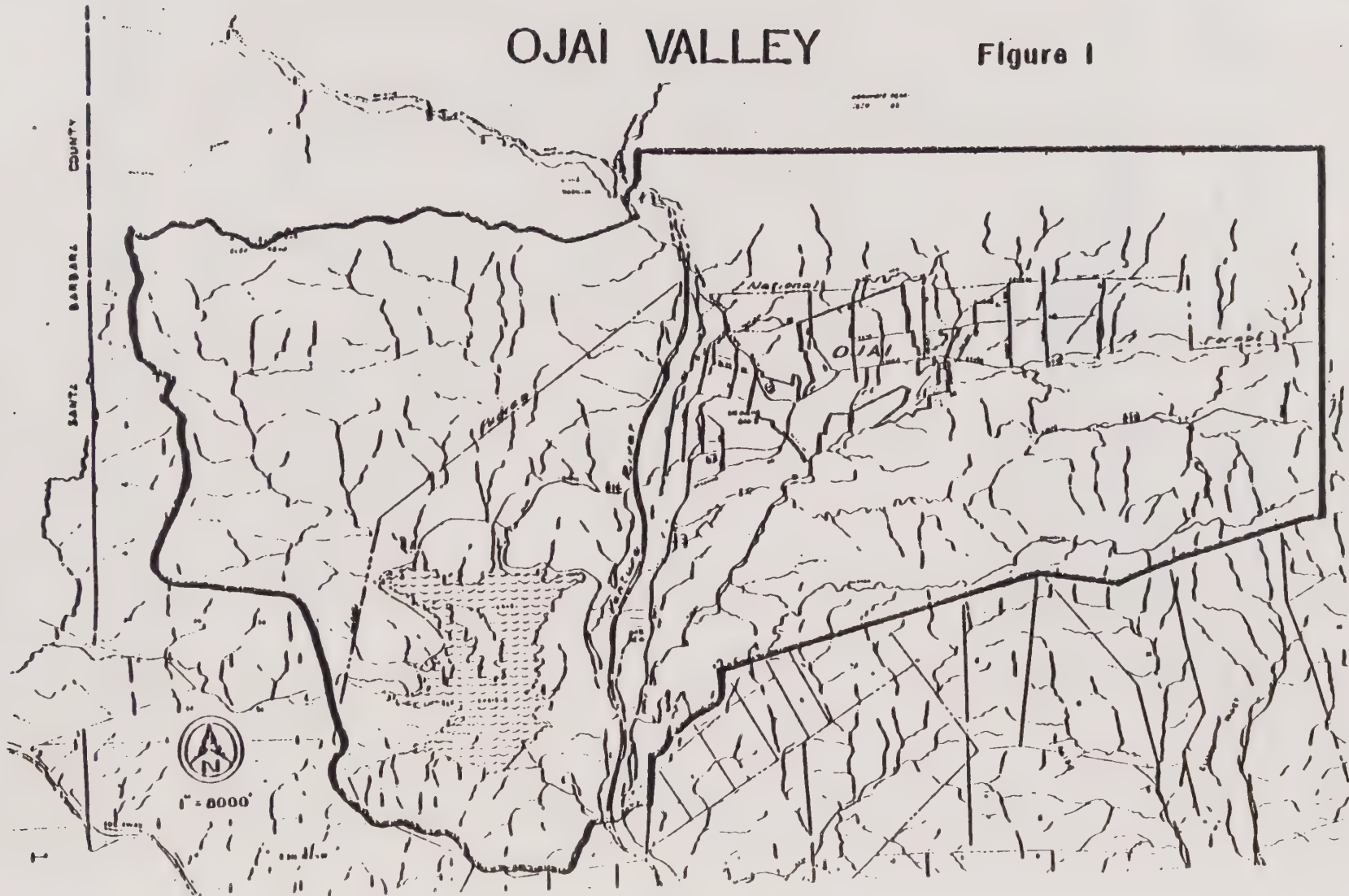
*Figures 5 through 36 are located in the EIR (Appended Separately)

**Figure 4 has been deleted pursuant to Board of Supervisors' Resolution No. 222 dated October 12, 1982.

	<u>Page</u>
29. Wastewater Demands on Oak View Treatment Plant	85
30. Law Enforcement/Fire Protection Map	89
31. Fire Hazard Map	92
32. School District Boundaries Map	94
33. Enrollment - Ventura Unified School District	95
34. Enrollment - Ojai Unified School District	95
35. Parks and Recreation Facilities	98
36. Parks and Recreation Map	99

OJAI VALLEY

Figure 1



I. AREA PLAN

History

In September, 1975 the Board of Supervisors held hearings on the proposed Ojai Valley General Plan-Land Use Element 1990. In November of that year the Board of Supervisors directed that the proposed Plan be continued to February, 1977. This action was taken because several other planning programs were proposed or in progress which might provide new information. In February, 1977, the Board of Supervisors directed staff to prepare a major update of the proposed Plan, beginning in fiscal year 1977-78.

In March, 1977, the Board of Supervisors adopted an Emergency Ordinance to restrict subdivisions in the Valley. A special Task Force was established by the Board of Supervisors to prepare a report on the status of services and the quality of the physical environment in the Valley.

In July, 1977, County staff began a major update of the Ojai Valley Area Plan.

Content and Purpose of Plan

The Ojai Valley Area Plan, prepared by the Ojai Valley Area Plan Citizen Advisory Committee, constitutes a portion of the Land Use Element of the Countywide General Plan. The Area Plan is composed of a (1) text containing goals and policies and implementation procedures, (2) a land use map, and 3) an environmental impact report containing information on the natural and man-made environments, the impacts of the Plan on these two environments, and suggested measures to mitigate these impacts. The land use map represents, in graphic form, a land use system that is designed to embody the goals and policies developed in this study. As such, it can be considered a visual policy guide for future land use decision-making.

The purpose of the Land Use Element is to designate and reserve the lands needed for housing, commerce, industry, and open space, including agriculture, natural resources, recreation, and other categories of public and private uses of land. The Land Use Element also sets forth the standards of population density recommended for the area covered by the Plan. Lands subject to flooding and other environmental hazards are also delineated.

This Plan is subject to review when any of the major assumptions made in the Plan change. A change in the known water resources, or a change in Federal Air Pollution Standards are examples of major assumptions that might require a re-examination of the Area Plan holding capacity, goals and policies, land use map, or implementation procedures.

Relationships to Other Plans

The Ojai Valley Area Plan amended both the Land Use and Open Space Elements of the Countywide General Plan. The Ojai Valley Area Plan and amendments to the Open Space Element are consistent with all other elements of the Countywide General Plan. The goals, policies, and maps of these elements were used by the Citizen Advisory Committee in the development of the new Area Plan.

The goals and policies of the adopted 208 Areawide Waste Treatment Management Plan were utilized in the development of goals and policies for the new Area Plan. The Citizen Advisory Committee had the opportunity to assist in the development of the population figures later adopted as a part of the 208 Plan and the Air Quality Management Plan (AQMP); the AQMP population has since been revised, and corresponding revisions have been made to the Area Plan. The "urban" boundary of the Open Space Element amendments is consistent with the 208 Plan "urban" boundary, except in areas where it has been refined to recognize existing development. Implementation measures proposed in the 208 Plan and the AQMP are incorporated into the Area Plan, and are used as mitigation measures in the environmental impact report.

The City of Ojai General Plan and the Ojai Valley Area Plan are consistent. Moreover, both the City and County have adopted ordinances designed to implement the 208, AQMP and Countywide Planning Program population goals for the Ojai Valley.

Work Program

Following is the work program, outlining the tasks and procedures for the development of the Area Plan.

		<u>Plan Development</u>	
<u>Due Date</u>	<u>Citizen Committee</u>	<u>Due Date</u>	<u>Staff</u>
		11/8/78	Prepare alternative growth patterns, based on policies.
		11/8/78	Prepare map(s) for recommended alternative(s).
		1/11/79	Prepare possible implementation strategies, (including revised ordinances, new ordinances, standards and criteria for physical development, etc.) and tentative time frame for implementation.
12/2/78	Examine alternative growth patterns, including interrelationships of economic, social, and environmental goals and objectives, Consider advantages and constraints of each alternative.		
12/2/78	Citizen Review		
1/11/79	Select alternative		
1/11/79	Review potential implementation strategies; recommend alternatives and time-schedule for implementation.		
2/5/79	Study Session - Ventura River Valley Municipal Advisory Council	2/5/79	Prepare plan text.
1/30/79	Study Session - City of Ojai		
		2/23/79	Distribute EIR.
	3/5/79 - 5/3/79 - Public Review of Plan		
7/12/79	Public Hearing - Planning Commission		
7/24/79	Public Hearing - Board of Supervisors		

11/1/77

Prepare background report for Citizen Committee, integrating data and previously adopted General Plan policies.

Due Date

Citizen Committee

Due Date

Staff

12/1/78

Select Chairperson. Establish bylaws

12/1/78

Review pertinent data from background report; request additional data as necessary

Policy Formation

1/26/78

Prepare suggested issues, goals and policies using previous area plan, Task Force Report, and correspondence.

6/1/78

Establish Issues, goals and policies

6/15/78

Revise issues, goals, and policies

7/13/78

Open meeting for citizen input on policies

6/26/78

Study Session - Ventura River Valley Municipal Advisory Council

7/11/78

Study Session - City of Ojai

7/20/78

Study Session - Planning Commission

7/25/78

Study Session - Board of Supervisors

9/19/78

Board of Supervisors accepts issues, goals and policies

OJAI VALLEY AREA PLAN WORK PROGRAM

Data Collection

<u>Due Date</u>	<u>Citizen Committee</u>	<u>Due Date</u>	<u>Staff</u>
11/1/77	Establish Citizens Committee; set up procedures for meetings	8/15/77	Define study area boundaries
		11/1/77	Prepare land use survey
		11/1/77	Examine existing development using survey, information from previous area plan, RLUP information, Task Force Report, and Forest Service information.
		11/1/77	Examine and analyze demographics using previous area plan, 1975 census, latest population bulletin, and RLUP information.
		11/1/77	Analyze, coordinate environmental data using Task Force Report, RLUP information, previous area plan, various General Plan Elements, and Forest Service information.
		11/1/77	Examine circulation systems; coordinate with revised circulation element, Task Force Report, and RLUP information.
		11/1/77	Examine existing public service levels and capacity levels using RLUP data, previous area plan, Task Force Report, and various General Plan elements.
		11/1/77	Examine economic factors and trends, including land consumption, economic activities, economic specialization, and The economic condition of the population.

Plan Description

The Area Plan attempts to balance natural resources, existing development and existing vested rights, while preserving the character of the Ojai Valley (see Maps 3, 4, and 5 in the Land Use Appendix). The basic concept of the land use map is to allow every property owner to develop his property to some degree, while reducing the overall population capacity of the Valley. Existing zoning in the Valley would accommodate approximately 57,000 people, while the previous Area Plan allowed 80,000 to 100,000 people. The new Area Plan is designed to ultimately accommodate 26,995 - 29,720 persons. The Citizen Advisory Committee recommended a year 2000 population of 25,400, consistent with the adopted 208 Wastewater Management Plan, and the Draft Air Quality Management Plan. The Air Quality Management Plan as subsequently adopted and as amended from time to time is herein referred to as the "AQMP". The intent of the Committee was to allow time for the development of solutions to the problems that currently face the Valley.

In general, this Plan reduces the amount of land in the medium and low density residential categories, as delineated on the previous Area Plan. More land has been designated for very low density residential development than on the previous Plan. The very low density category is designed to accommodate agricultural, open space and recreational uses as well as residential development. The previous Area Plan allowed residential development of one acre minimum in areas designated for agriculture. The categories of Parks and Recreation and Mountainous on the previous Area Plan were designed to preserve open space lands, but the designations were unspecific where residential development was concerned. There was no indication that residential development would be permitted in these categories, or at what density. The very low density category on the new Plan permits the perservation of agricultural and open space lands by restricting residential development in designated areas to lots of 5 acres or more.

According to the Southern California Association of Governments (SCAG) Regional Housing Allocation Model, (April 7, 1977), both the City of Ojai and Ventura County as a whole have more low and moderate income families than their "fair share allocation." The "fair share allocation" identifies households who do not now live in the community, but who should be given an opportunity to live there, according to adopted regional goals and policies, as well as state and federal policies and guidelines. Housing assistance funds will be allocated according to a subregion's share of low and moderate income households.

The fair share model allocates housing needs within each major subregion according to the equitability and suitability criteria selected by the SCAG technical and policy committees involved in the development of the allocation model. The equitability and suitability criteria included:

- (1) employment proximity
- (2) ability to provide public services and facilities in support of housing
- (3) subregional income distribution
- (4) expected growth within the community

According to adopted SCAG policies, then certain parts of Ventura County will not receive assistance for as many low and moderate income families as currently live there. Other areas of the SCAG region will receive housing assistance for those Ventura County families, in an attempt to relocate them to a more suitable part of the SCAG region, based on the above criteria.

The availability of housing was an issue in the development of the Area Plan, since the Area Plan proposes Building Permit regulations to ensure that population growth rates do not exceed the population forecasts specified in the AQMP. However, it was determined that the availability of low cost housing for senior citizens and large families in the valley is already beyond reach of these two groups. Accordingly, the solution to the low cost housing problem in the valley may be public housing and rental assistance programs, rather than deregulation of the housing market.

At the present time, two housing programs operate in the Ojai Valley: (1) the senior citizen housing project sponsored by the City of Ojai; and (2) the Section 8 rental assistance program. The 99 unit senior citizen housing project is proposed for land known as the "Carty Property" along Maricopa Highway in the City of Ojai. That project is proposed as a \$5.8 million turn-key project, (built to specifications by a private contractor), and could be ready for move-ins in 18 months to 2 years. This senior housing will probably be available to all Valley residents.

The Section 8 rental assistance program is a continuing project which provides a subsidy to households that qualify (a) on the basis of income, and (b) as a small or large family, as an elderly person(s), or as a handicapped person(s). In July, 1978, this program was assisting 76 elderly and disabled, 42 small families, and 10 large families in the Ojai Valley.

A new program to assist mobile home park residents will soon be available. Early information on the program indicates that it will help offset the costs of mobile home space rental, utilities, and amortization of a mobile home itself. Details of the program should be available by July 1979.

The amount of commercial development will remain approximately the same, though the Citizen Advisory Committee chose to recognize as many isolated, non-conforming commercial uses as possible in order to maintain their status as bona fide uses and protect the investments of the small businessman. The Committee also chose to redistribute commercial designations along El Roblar Drive in Meiners Oaks in order to follow property lines. The Committee indicated that all commercially designated land should be zoned C-P-D. Any future decision to substantially increase the amount of commercially designated land should be accompanied by a detailed market analysis.

Lands currently in industrial use were designated as industrial on the new map. These include parcels in Hawthorne Acres off Meyer Road, in Oak View off Portal Street, in Live Oak Acres off Riverside Drive, and in Summit off Highway 150. Any industrially zoned land currently in another use was not designated as industrial on the Plan. The Citizen Advisory Committee believes that the City of Ojai may have sufficient vacant industrial land to suit the Valley's needs; any decision to increase industrial land should be based on a thorough land use study to determine an appropriate site for industrial land use.

The Community Service category displayed on the Plan designates properties that are in public, special district, or utility ownership, and are providing a necessary public service. Some public uses such as schools are designated as residential, and simply outlined on the Plan. This procedure provides for instances where the present use (school) may be discontinued and indicates what future use would be permitted (residential). For the purposes of this Plan, schools and parks will be deemed consistent with any residential designation.

The amendments to the Open Space Element are displayed on Map 2 of the Map Supplement. In general, the amendments represent a more careful placement of the "urban" boundary, a substantial reduction in the amount of land in the "rural" designation, and an increase in the amount of land in the "open space" category.

West of the Ventura River, only a small area of "rural" is shown in the vicinity of Foster Park; the communities of Live Oak Acres and Los Encinos are proposed as "urban" rather than "rural", in order to reflect existing densities. In the previous Open Space Element, a large area west of the river was designated as "rural."

On the east side of the river, the area just north and west of the City of Ojai was formerly designated "urban", and is now designated as "rural." Black Mountain and the north face of Sulphur Mountain were previously shown as "rural", and are now designated "open space." The East Ojai Valley community was previously designated "open space", but is now designated "rural" to reflect existing patterns of development. The "rural" boundary in the Upper Ojai is now drawn to reflect existing land divisions, and the area known as Summit has been designated a "Community" in the Open Space Element. The "Community" designation simply allows the recognition of existing uses and zoning where lot sizes and commercial and industrial uses might otherwise be inconsistent with the Open Space Element. Lots of one acre or less may continue to develop, and commercial and industrial uses may continue to operate and expand as if they were in an "urban" designation.

The Ojai Valley Area Plan and amendments to the Open Space Element are consistent with all other elements of the Countywide General Plan. The goals, policies, and maps of these elements were used by the Citizen Advisory Committee in the development of the Area Plan.

Issues, Goals, and Policies

The Citizen Advisory Committee developed the Issues, Goals, and Policies that follow after an extensive examination of the data and with considerable public input. These Issues, Goals, and Policies were reviewed by the City of Ojai, the Ventura River Valley Municipal Advisory Council, the County Planning Commission, and the County Board of Supervisors. The Board of Supervisors accepted these Issues, Goals, and Policies on September 19, 1978.

First-Order Goals

1. To develop, protect and maintain a healthful and relaxing environment.
2. To encourage and institute planning measures that indicate respect for the area as a special place of unusual natural beauty and varied cultural and historic significance.
3. To make provisions for maintaining the character of the Ojai Valley, while recognizing a need to maintain a balance between "no growth" and "controlled growth".
4. To provide a rate of population growth so as to provide a better opportunity to develop and maintain a healthful and safe environment.
5. To live within our current, existing resources with regard to public services, if possible; so as to minimize economic pressures for change upon the Valley's urban and rural/agricultural residents.
6. To encourage and maintain a perspective on the Ojai Area that will contribute to viewing problems or proposals in one area as having a relationship with, and an impact on, the area as a whole and the County in general.
7. To coordinate planning and implementation within all levels of government, local agencies and special districts so as to aid the community in meeting its expressed goals.

Residential Land Use

Issue 1 What should be the character of the residential land use in the Valley?

Goal 1 Residential land use patterns in the Valley shall minimize environmental degradation.

Policy 1 Development shall be concentrated around the urban core.

Policy 2 Development shall be permitted only where adequate public services are available or can be readily provided. Public services shall include: fire, police, water, schools, roads, and sanitation facilities.

Policy 3 New residential development should incorporate good design standards and maintain the character of the Valley. Design standards include open space, landscaping, circulation, off-street parking, architectural compatibility with the surroundings, and others.

Goal 2 Provisions should be made for all segments of the population.

Policy 1 A diversity of housing unit types and lot sizes should be provided to meet various housing needs.

Policy 2 Densities that will accommodate multiple units should be designated on the Plan.

Commercial Land Use

Issue 1 What should be the character and extent of commercial land use in the Valley?

Goal 1 Commercial land use should be designed to serve the needs of Valley residents and tourism.

Policy 1 Commercial development should be concentrated at existing commercial areas.

Policy 2 Necessary service and retail establishments not currently located in the Valley should be encouraged to locate there, providing community make-up or market data indicates a need.

Policy 3 New commercial development should incorporate good design standards. Design standards include landscaping, circulation, off-street parking, architectural compatibility with the surroundings, and others. New strip commercial development should be discouraged; existing strip commercial development should be encouraged to consolidate driveways, parking lots, and landscaped areas.

Industrial Land Use

Issue 1 Where should new industrial development be encouraged to locate?

Goal 1 Only clean, light industrial uses shall be permitted in the Valley.

Policy 1 The City of Ojai may have industrial land sufficient to accommodate present and future industrial needs.

Open Space

Issue 1 What areas should be preserved as open space lands?

Goal 1 Natural hazard and natural resource areas should be maintained as open space lands.

Policy 1 Flood plains, fire hazard areas, landslide areas, potentially active faults, and areas with high liquefaction potential should be placed in an open space designation on the plan, or development in these areas should be adequately protected from these hazards.

Goal 2 Provision should be made for the recreational needs of the Valley residents.

Policy 1 A study of the recreational needs of Valley residents should be initiated.

Policy 2 The future acquisition of parks should be designed to serve local and regional needs, and should be consistent with the Countywide Master Plan for Parks. Improvements to existing local parks should be encouraged as well as the development of additional parks as the need arises. Future acquisitions and improvement should consider the concerns of this plan with respect to traffic, air quality, water etc.

Policy 3 Bicycling, equestrian, and hiking trails should be developed as a part of a Valleywide trail system.

Policy 4 The use of off-road vehicles shall be strictly controlled.

Policy 5 The use of Lake Casitas for recreational purposes shall take into consideration the air quality of the Valley.

Policy 6 Funds for the ongoing maintenance and operation of local parks should be provided by the Valley residents through local assessments, donations, or contributions, or some combination thereof.

Issue 2 Should certain corridors be preserved for their scenic qualities?

Goal 1 Scenic qualities of certain roads in the Ojai Valley should be maintained.

Policy 1 All or part of Highways 33 and 150, Creek Road, Sulphur Mountain Road, Santa Ana Road, and Burnham Road, should be incorporated into the County Scenic Highway Element as designated scenic highways.

Policy 2 Programs and development criteria which would maintain the scenic qualities of these roads should be promoted. These programs include those outlined in the County Scenic Highways Element.

Agriculture

Issue 1 Should agricultural land be preserved and additional agricultural development be encouraged?

Goal 1 Agricultural land should be preserved as an irreplaceable resource and economic benefit.

Policy 1 Land outside the existing urban area which is in agricultural use should be preserved and encouraged as agricultural land or open space.

Policy 2 Land uses incompatible with agriculture and agricultural uses that create grading, fire, or general health problems, should be prohibited within agricultural areas. Incompatible uses are those not listed in appropriate agricultural zones of the County Zoning Code.

Policy 3 Special case by case consideration should be given to land currently in agricultural use or with agricultural potential when adjacent to developed areas to determine appropriate land uses.

Policy 4 Agricultural development should be limited by the "safe annual yield" of the water supply, as determined by future data based on the seven-year drought cycle.

Policy 5 Special economic programs that aid agriculture, such as the Land Conservation Act, should be preserved and promoted.

Traffic/Circulation

Issue 1 Is the level of service provided by Highway 33 acceptable?

Goal 1 Acceptable and safe levels of service on Highway 33 demand a safe highway from Foster Park to Ojai. Modifications should include traffic signals and turn lanes.

Policy 1 Better pedestrian crossing facilities should be provided on Highway 33, particularly in Casitas Springs and Oak View.

Policy 2 A trail system for pedestrians, bicyclists and equestrians should be developed, utilizing the abandoned railroad right of way.

Issue 2 Is the level of service provided by Highway 150 acceptable?

Goal 1 Acceptable and safe levels of service on Highway 150 should be achieved by modifications to selected sections, while maintaining its scenic nature.

Policy 1 Widening, curve alteration and bridge improvements should be encouraged in the Upper Ojai Area.

Policy 2 Provisions should be made for pedestrians, bicyclists and equestrians on Highway 150.

Issue 3 Is the level of service provided on other highways and roads in the Valley acceptable?

Goal 1 Acceptable and safe levels of service on all other Valley roads should be maintained at their present adequate level while preserving their scenic qualities.

Goal 2 All new roads shall be designed to provide for safe and efficient travel.

Issue 4 Is the present level of public transit service in the Valley acceptable?

Goal 1 Greatest effort should be undertaken to encourage better public transit facilities in the Valley, in order to alleviate traffic congestion and air pollution.

Policy 1 Intra-Valley transit service should be instigated and encouraged.

Policy 2 Inter-city public transit improvements should be encouraged.

Policy 3 Public transportation for older Americans and the handicapped should be encouraged.

Sanitation

Issue 1 Should wastewater treatment plant capacity provide for both new and existing developments?

Goal 1 Wastewater treatment plant capacity should be retained for new development, and should be reserved for existing development which is currently served by private systems, but would be sewered in the future.

Policy 1 New development should be encouraged in the sanitary districts with the most remaining treatment plant capacity.

Policy 2 Where sewers are not available, alternative sewage systems should be investigated for acceptability.

Fire

Issue 1 The Ojai Valley is subject to extreme fire hazard during certain portions of the year.

- Goal 1 Life and property should be protected.
 - Policy 1 New residential development should be carefully sited in high fire hazard areas.
 - Policy 2 Fire-retardant building materials should be required for new construction in high fire hazard areas.
 - Policy 3 An active brush management program should be undertaken in cooperation with the U.S. Forest Service in order to protect existing development in high fire hazard areas.

Police

- Issue 1 Is the level of police protection in the Valley adequate?
 - Goal 1 Adequate police protection should be promoted and maintained.
 - Policy 1 Manpower and equipment available should reflect the needs of the population and various types of development.

Schools

- Issue 1 A number of schools in the Ojai Valley are overcrowded.
 - Goal 1 Overcrowding should be minimized in order to improve the overall quality of education in the Valley.
 - Policy 1 Temporary facilities should be encouraged where additional facilities are necessary.
 - Policy 2 Existing school facilities should be utilized more efficiently, where possible. Examples could be year-round and quarter systems of attendance.
 - Policy 3 The realignment of school district boundaries should be considered as a solution to the overcrowding problem.

Water

- Issue 1 Water is a very limited resource.
 - Goal 1 Adequate supplies of water should be available to all Valley residents.
 - Policy 1 The number of new residents and new developments of any kind permitted in the Valley should not overtax available water resources.

Goal 2 Water quality should be upgraded where possible and maintained for the benefit of Valley residents.

Policy 1 Alternatives to chemical methods of pest control and fertilization should be encouraged. Where chemical methods of pest control and fertilization are utilized, best management practices should be followed in order to minimize adverse impacts on water quality.

Policy 2 New oil activity of any kind should not affect the quality or quantity of the present water supply so as to pollute or to prevent the domestic or agricultural use of the water supply.

Policy 3 New construction in aquifer recharge areas should be encouraged to hook up to sewers.

Policy 4 Existing homes with private sewage disposal systems that function improperly should be required to make necessary modifications or to convert to a sewer system if available.

Air Quality

Issue 1 The Ojai Valley has one of the poorest air qualities of all regions in the County.

Goal 1 A level of air quality which protects the public health, safety and welfare, and meets or surpasses State and Federal primary and secondary standards should be promoted.

Policy 1 Feasible methods of relieving traffic congestion, consistent with the traffic section of Issues, Goals, and Policies, should be promoted.

Policy 2 Programs to improve air quality in the Valley should be promoted.

Policy 3 Oil development and other industrial development should be controlled and conditions imposed so as to move toward State and Federal mandated air quality standards.

Policy 4 Bike lanes, bicycle parking programs, solar water heating, solar space heating, and home delivery service programs should be encouraged.

Oil Development

Issue 1 What should be the character of present and future oil and gas development in the Valley?

- Goal 1 The oil and gas industry should utilize "Best Available Control Technology" (BACT), as outlined by APCD Rules and Regulations. Conditions applied to the conditional use permits for oil development should be enforced to protect the health and welfare of the citizens and the character of the Ojai Valley.
- Policy 1 All existing regulations shall apply and be enforced.
- Policy 2 All gases emitted from all wells should be collected and used or removed for sale or proper disposal, if feasible. Flaring or venting would be in case of emergency or testing only.
- Policy 3 Electric production equipment shall be used where practical to alleviate pollution from internal combustion engines.
- Policy 4 All oil and gas productions sites or development shall be landscaped in accordance with an approved plan.
- Policy 5 All production sites shall be screened from any public road, or residence located within 500 yards by natural terrain or flora which will reach the height of production equipment within five years.
- Policy 6 Drill sites that would be silhouetted on a ridge or prominent knoll shall not be permitted.
- Policy 7 Drill sites necessitating an inordinate amount of cut and fill shall not be permitted.
- Policy 8 New oil activity of any kind should not affect the quality or quantity of the present water supply so as to pollute or to prevent the domestic or agricultural use of the water supply.
- Policy 9 All well sites that have been abandoned or are no longer producing shall be restored to their original condition as nearly as practicable.
- Policy 10 There should be no refining in the Ojai Valley area.
- Policy 11 All oil field facilities shall be kept to a minimum size.
- Goal 2 All existing oil fields shall be upgraded aesthetically to meet reasonable standards.
- Goal 3 All existing permits should be conditioned so as to reflect and support Goals 1 and 2.

Plan Implementation

Two basic procedures are necessary to implement the Area Plan. The first procedure is to rezone properties for consistency with the General Plan, pursuant to Section 65860 of the State of California Government Code. Figure 2 indicates some of the zones which are consistent with the Area Plan categories.

The following map (Figure 3) indicates areas considered by the Citizen Advisory Committee to be "high", "medium", or "low" priority areas for rezoning. In addition, commercial or industrial designations on the zoning map that would be changed to residential were determined by the Committee to be "high" priority areas for rezoning. The Committee indicated that areas designated as "high" priority should be rezoned at the earliest opportunity.

The Citizen Advisory Committee made recommendations on density for several areas. In the East Ojai Valley, the Committee determined that areas designated VL3 (5-10 acre minimum) within the boundaries of Carne Road on the west, McAndrew Road on the east, Highway 150 on the south, and the Los Padres National Forest on the north, should be allowed to develop with a 5 acre minimum lot size. The Committee also recommended that property designated for commercial use on the Plan should be rezoned to Commercial Planned Development (C-P-D). The Committee recommended that properties between Villanova Road and Highway 33 that are designated L2 (1-2 acre minimum), should be rezoned to a one acre minimum zone.

The second implementation procedure is the enactment of an ordinance regulating the issuance of residential building permits in such a way as to ensure that actual population growth rates do not exceed the rates forecasted in the AQMP.

Both the rezoning and the population limitation ordinance are necessary to implement the Area Plan as the Citizen Advisory Committee envisioned it. The rezoning could be done systematically, taking one area of the Valley at a time; however, the population ordinance should be enacted as soon as possible.

OJAI PLAN

ZONING COMPATIBILITY MATRIX

ZONES

PLAN MAP LAND USE DESIGNATIONS	O-S (10 AC. MIN.)	A-E (40 AC. MIN.)	R-A (1 AC. MIN.)	R-E (10,000 ^{sq} MIN.)	R-O (20,000 ^{sq} MIN.)	R-1 (6,000 ^{sq} MIN.)	R-2 (3,500 ^{sq} / DU)	R-P-D	P-C	T-P	C-O	C-1	C-P-D	M-1	M-2	M-3
VERY LOW DENSITY-1 (1 DU/20-40 AC.)	20 AC	○	20 AC							○						
VERY LOW DENSITY-2 (1 DU/10-20 AC.)	○	○	10 AC							○						
VERY LOW DENSITY-3 (1 DU/5-10 AC.)	○	○	5 AC	5 AC						○						
LOW DENSITY-1 (1 DU/2-5 AC.)	○	○	2 AC	2 AC	2 AC					○						
LOW DENSITY-2 (1 DU/1-2 AC.)	○	○	○	1 AC	1 AC	1 AC				○						
LOW DENSITY-3 (1-2 DU/AC.)	○	○	○	20	○	20		2U		○						
MEDIUM DENSITY-1 (2-4 DU/AC.)	○	○	○	○	○	10		4U								
MEDIUM DENSITY-2 (4-6 DU/AC.)	○	○	○	○	○	○		6U								
HIGH DENSITY (6-15 DU/AC.)	○	○	○	○	○	○	○	15U								
COMMERCIAL													○			
INDUSTRIAL														○	○	
COMMUNITY SERVICE	○	○	○	○	○	○	○	○					○	○	○	



NOT COMPATIBLE WITH PLAN



COMPATIBLE WITH PLAN

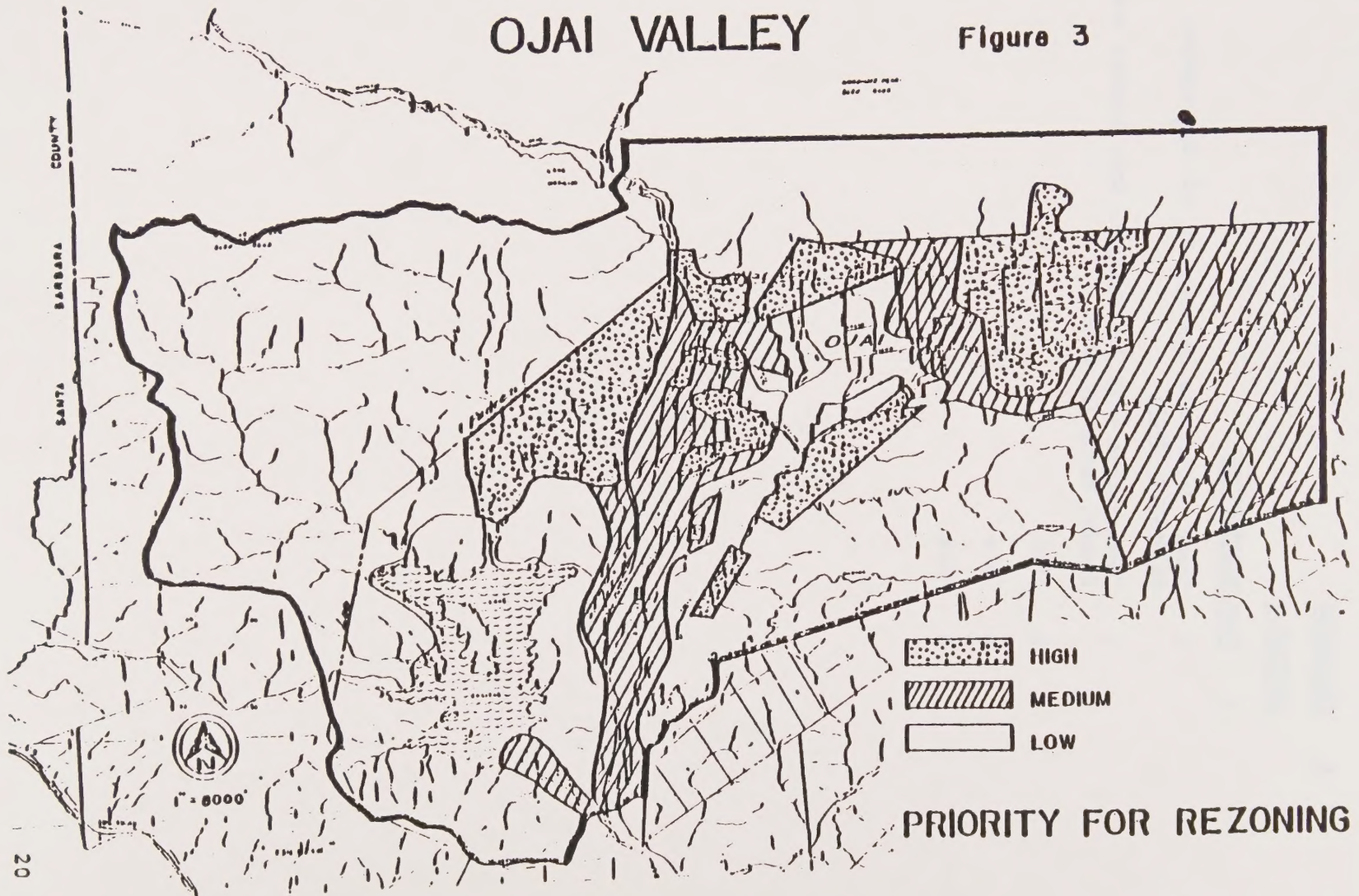


COMPATIBLE ONLY WITH ZOI
SUFFIX EQUAL TO OR MORE
RESTRICTIVE THAN THAT
SHOWN IN THE CIRCLE.

(61)

OJAI VALLEY

Figure 3





H. FOOTNOTES

SECTION 1

E. PLAN DESCRIPTION

1. South California Association of Governments, Regional Housing Allocation Model.
2. Conversation with Don Reardon, Area Housing Authority of Ventura County, March 21, 1979.
3. Ibid.
4. Ibid.
5. Ibid.

